

BASIS OF BEARINGS: The following description is based on the assumed bearing of N 89°45'58" E along the north line and south line of the alley lying between South Hudson Street and South Holly Street in WALKER'S RE-SUBDIVISION OF BLOCKS 12 & 13 IN CHAMBERLIN'S UNIVERSITY TERRACE – EAST, City and County of Denver, State of Colorado.

The alley in WALKER'S RE-SUBDIVISION OF BLOCKS 12 & 13, in CHAMBERLIN'S UNIVERSITY TERRACE – EAST SUBDIVISION, City and County of Denver, State of Colorado between South Hudson Street and South Holly Street, more particularly described as:

Beginning at the southwest corner of Lot 49 of said Re-subdivision also being a point on the east ROW line of South Hudson Street; thence along the north line of said alley N 89°45'58" E 400.00' to the southeast corner of Lot 64 of said Re-subdivision also being a point on the west ROW line of South Holly Street; thence S 0°21'28" E, along said west ROW line, 10.00' to the south line of said alley and the northeast corner of Lot 1, of said Re-subdivision; thence S 89°45'58" W, along said south line, 399.98' to the northwest corner of Lot 16 of said Re-subdivision also being a point on the east ROW line of South Hudson Street; thence N 0°28'23" W, along said east ROW line, 10.00' to the Point of Beginning, containing 4,000 Square Feet (0.092 Acres).